

**Eric Friedli - Active Sports and Youth Recreation Commission Support for the Proposed Action in DEIS for Sandpoint/Magnuson (hard copy to follow)**

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**From:** "Davis, TJ" <TJ.Davis@METROK.COV>  
**To:** "eric.friedli@ci.seattle.wa.us" <eric.friedli@ci.seattle.wa.us>  
**Date:** 2/28/2002 2:03 PM  
**Subject:** Active Sports and Youth Recreation Commission Support for the Proposed Action in DEIS for Sandpoint/Magnuson (hard copy to follow)  
**CC:** "dewey.potter@ci.seattle.wa.us" <dewey.potter@ci.seattle.wa.us>, "jim.compton@ci.seattle.wa.us" <jim.compton@ci.seattle.wa.us>, "richard.conlin@ci.seattle.wa.us" <richard.conlin@ci.seattle.wa.us>, "jan.drago@ci.seattle.wa.us" <jan.drago@ci.seattle.wa.us>, "nick.licata@ci.seattle.wa.us" <n timer.licata@ci.seattle.wa.us>, "richard.mciver@ci.seattle.wa.us" <richard.mciver@ci.seattle.wa.us>, "judy.nicastro@ci.seattle.wa.us" <judy.nicastro@ci.seattle.wa.us>, "margaret.pageler@ci.seattle.wa.us" <margaret.pageler@ci.seattle.wa.us>, "peter.steinbrueck@ci.seattle.wa.us" <peter.steinbrueck@ci.seattle.wa.us>, "heidi.wills@ci.seattle.wa.us" <heidi.wills@ci.seattle.wa.us>, "sfreeman991@attbi.com" <sfreeman991@attbi.com>, "plukevich@aol.com" <plukevich@aol.com>, "awaltzer@u.washington.edu" <awaltzer@u.washington.edu>, "friendsoffields@seanet.org" <friendsoffields@seanet.org>, "ssote88@aol.com" <ssote88@aol.com>, "bfarmer@ch2m.com" <bfarmer@ch2m.com>, "mike.merriam@ci.seattle.wa.us" <mike.merriam@ci.seattle.wa.us>, "usaba@usaba.com" <usaba@usaba.com>, "ken.bounds@ci.seattle.wa.us" <ken.bounds@ci.seattle.wa.us>, Al Dams <Al.Dams@METROK.COV>, Bob Regan <bobregan@earthlink.net>, Briana Pettigrew <brianapet@yahoo.com>, Butch Lovelace <Butch.Lovelace@METROK.COV>, Cheryl Chow <cherylchow@aol.com>, Chuck Ayers <cbcmdir@cascade.org>, Craig Larsen <Craig.Larsen@METROK.COV>, Dee Ingram <Dee.Ingram@METROK.COV>, Diane Taniguchi <CoachTVBM@aol.com>, Duane-Jay Evans <Duane-Jay.Evans@METROK.COV>, Eric Smith <kilrone88@aol.com>, "Eric Smith (2)" <resfree@aol.com>, Geoff Clayton <gclayton@rh2.com>, Grant Richardson <grantrch@gte.net>, Harold Fowler <Hodfowler@aol.com>, "Harold Fowler (Office)" <hodf@hdfowler.com>, Jerry Rerecich <Jrerecich@ci.renton.wa.us>, Jim Chavez <jcthellbbd10da@hotmail.com>, Kristen Bush <kristen.bush@med.va.gov>, "Kristen Bush (Home)" <kristen\_bush@hotmail.com>, Lori Hogan <LHogan@ci.kent.wa.us>, Monica Clarke <Monica.Clarke@METROK.COV>, Patti Petesch <patti.petesch@ci.seattle.wa.us>, Phil Talmadge <ptalma6513@aol.com>, "Phil Talmadge (Office)" <phil@talmadge-stockmeyer.com>, Reid Johnson <Reid.Johnson@METROK.COV>, Roxanne Malatesta <Roxanne.Malatesta@METROK.COV>, Sandy Elliot <elliotsj@isomedia.com>, Shelley Marelli <Shelley.Marelli@METROK.COV>, Terry Higashiyama <thigashiyama@ci.bellevue.wa.us>

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February 28<sup>th</sup>, 2002

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3/4/2002

Eric Friedli, Director of Operations and Planning  
Sandpoint/Magnuson Park  
7400 Sand Point Way N.E.  
Seattle, WA 98115

Dear Mr. Friedli,

The Active Sports and Youth Recreation Commission (ASYRC) is a nineteen member board that was established to develop a regional perspective on all aspects of the region's community sports and recreation system. The Commission will be releasing a report in May of 2002 that profiles over 80 sports, the status of our region's sports and recreation facilities, policy issues facing the system, and innovative ideas that can move the region into a sports and recreation renaissance.

The Commission would like to commend you on the extensive work that went into the preparation of the Draft Environmental Impact Statement (DEIS) pertaining to a collection of projects at Sandpoint/Magnuson Park. Many of the issues covered in this effort are being replayed in many other jurisdictions throughout the region and will ultimately be addressed in our report.

To this extent the we would like to offer the following comments in support of the proposed action.

There is a desperate need for lit, year round synthetic sportsfields in this region. The plan to add 11 lit, synthetic sportsfields at Sandpoint/Magnuson embraces several philosophies that the Commission will recommend in its regional report:

- Quality natural grass sportsfields, are a luxury in the Central Puget Sound area. In most cases, especially for rectangular sportsfields, third generation synthetic surfaces, when lit, offer a more practical, cost effective, and useable facility that addresses the two largest problems facing existing sportsfields in our area; maintenance/operation costs and year-round quality. In cases where a specific facility's baseball user groups are satisfied with the physics of any given synthetic playing surface, the same benefits apply to baseball fields, as well.
- The Commission appreciates the challenges associated with neighborhood relations. The Commission feels the final development and construction of the projects should incorporate all new lighting technologies and innovative mitigation measures offered in the DEIS and any other strategies that can reduce the impact of sky glow, traffic, and other neighborhood concerns to whatever extent possible. Limiting the number of fields or closing at earlier hours as indicated in the "Lesser Capacity Alternative", however, **is not** a solution that meets the needs of the community at large, despite the concerns of adjacent residents.

1  
PD5

2  
S/O1

3  
S/O1

The Commission also agrees with the four suggested technical revisions regarding lighting as offered by the Friends of Athletic Fields in their comments dated February 4, 2002.

In closing we applaud the City of Seattle on what will become an excellent example of a sports and recreation facility that maximizes the public investment through efficient use of technology and superb design. We hope to see a new regional infrastructure put in place in the future that could invest in similar projects throughout the region.

Sincerely,

Phil Talmadge, Chairperson  
Active Sports and Youth Recreation Commission

cc  
Seattle City Council  
Dewey Potter, Seattle Parks Superintendent's Office

**2001-2002 Active Sports and Youth Recreation Commission**

**District 1**

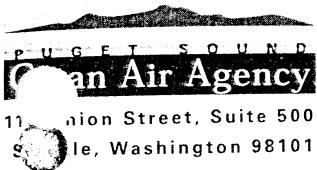
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Commissioner Eric Smith  
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Commissioner Briana Pettigrew

**CONTACT INFORMATION:*****T.J. Davis***

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Mercer Island, WA 98040  
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(206) 296-4341 (Fax)  
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KC govt



Working Together For Clean Air

January 16, 2002

Mr. Eric Friedli, Planning & Operations Director  
Sand Point Magnuson Park  
7400 Sand Point Way NE  
Seattle, WA 98115

**Drainage, Wetland/Habitat Complex & Sports Fields/Courts Project  
Draft Environmental Impact Statement (DEIS)**

Puget Sound Clean Air Agency appreciates the opportunity to comment on this project. The Agency believes delivering materials by barge would not only reduce project truck noise levels, but would also have less of an impact on air quality than using diesel trucks to deliver the material. The Department of Parks and Recreation may also want to consider removing excavated materials from the site by barge for the same reasons.

1  
AQ1

The Agency would like to summarize its demolition and dust control requirements.

First, prior to conducting any demolition activities:

- 1) an asbestos survey must be performed to identify all asbestos-containing materials present,
- 2) a project notification must be submitted to the Agency at least 10 days before asbestos removal or demolition activities begin, and
- 3) all friable asbestos-containing materials must be removed prior to demolition.

2  
AQ2

Second, dust emissions from large-scale, earth-moving projects like this are likely, unless reasonable precautions are taken to control the source of these emissions. Reasonable precautions for a project of this size typically include:

- 1) installation of a wheel-washer to reduce dirt and mud track-out onto paved public roadways,
- 2) formulation of a dust suppression plan to control dust generated on-site, and
- 3) implementation of a dust management policy for trucks transporting excavation materials from the site (i.e., provide adequate freeboard and cover all loads).

3  
AQ3

Please contact me if you need any additional information or assistance in these areas. Thanks again for the opportunity to comment.

Sincerely,

Thomas J. Hudson  
Air Resource Specialist

TJH/lh

**EXECUTIVE DIRECTOR**

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# Seattle Design Commission

February 28<sup>th</sup>, 2002

Mr. Eric Friedli,  
Planning and Operations Director  
Sand Point Magnuson Park  
7400 Sand Point Way NE  
Seattle, WA 98115

Gregory J. Nickels,  
*Mayor*

Donald Royse  
*Chair*

Tom Bykonen

Ralph Cipriani

Jack Mackie

Cary Moon

Iain M. Robertson

David Spiker

Sharon E. Sutton

Tory Laughlin Taylor

John Rahaim,  
*Executive Director*

Layne Cubell,  
*Commission Coordinator*

RE: Draft Environmental Impact Statement for Sand Point Magnuson Park Drainage,  
Wetland/Habitat Complex, and Sports Fields/Courts Project.

Dear Mr. Friedli,

The Seattle Design Commission is charged with reviewing City of Seattle projects that involve City funds and/or projects that affect City right-of-way. The Commission advises the appropriate City agencies, the Mayor and City Council in light of urban design, environmental and architectural concerns, and in general, on whether the City is achieving the best quality project for the public investment.

In light of this role, the Design Commission has been actively involved in reviewing many of the projects taking place at Sand Point Magnuson Park. We have always found that early involvement on City projects has been beneficial to the project and has allowed the Commission to properly fulfill its charge to the Mayor and Council.

With respect to the Draft Environmental Impact Statement (EIS), the Commission believes that the proposed draft includes the proper elements, but would like to add comments from the Commission's review of this project. Enclosed are the minutes from the most recent review by the Commission on January 18, 2001 and November 1<sup>st</sup>, 2001. Please consider these minutes as the Commission's comments on the Draft EIS. We appreciate the opportunity to comment and look forward to continuing our work with you on this important project.

Sincerely,



Don Royse, Chair  
Seattle Design Commission

Attachment

cc. John Rahaim, CityDesign

Department of Design,  
Instruction & Land Use

700 5th Avenue, Suite 2000  
Seattle, WA 98104-5070  
phone 206/233-7911  
fax 206/386-4039

## MINUTES OF THE MEETING

18 January 2001

### Projects Reviewed

Municipal Civic Center  
Pacific Northwest Aquarium  
Sand Point/Magnuson Park  
8<sup>th</sup> and Stewart

Convened: 11:00am

Adjourned: 5:00pm

### Commissioners Present

Donald Royse  
Ralph Cipriani  
Jack Mackie  
Cary Moon  
Sharon E. Sutton  
Tory Laughlin Taylor  
David Spiker, Commissioner Elect

### Staff Present

John Rahaim  
Layne Cubell  
Brad Gassman  
Marianne Pulfer

**Key Commissioner Comments and Concerns**

- Recognizes that the team can only go so far without knowing which site will be chosen and asks if there is anything the Commission can do to expedite the site selection. Is concerned that the budget for the actual project is being used up on speculative design and process.
  - Proponents stated that a decision is to be made by the Landmarks Board February 21<sup>st</sup>.
- Appreciates that education is important and asks the members of SEAS how they will maintain the educational mission and not have it turn into a retail mission to stay alive. Urges the team to avoid a store that is twice the size of the exhibits and sells nick-knacks of the exhibits. Asks if SEAS will have to sell the naming rights.
  - Proponents stated that they have to find a way to be self-sustaining, but would have to seriously consider any substantial offer on naming rights. Proponents stated that they would not compromise the mission of education and stewardship and prefer to look to research institutions for assistance. They will also rent out exhibits at night for income. Proponents assert that they will not teach animals tricks.
- Appreciates the analysis of the urban situation but asks how it will affect the design.
  - Proponents stated that the team is looking for a way to relate the project to the existing architecture in the area. Since movement characterizes the area, they hope to accommodate the changing view corridors, offer ways to appreciate the changing tides from the open space, and celebrate the activity of wildlife along the shore.
- Is concerned about the amount of psychological space required by marine life.
  - Proponents stated that they are sensitive to this, but with smaller marine life the needs are more biological. Proponent asserts that fish can live better if they are taught survival activities.
- Appreciates that learning will be both distant and experiential and asks if the response to context will be by repetition or contrast. Hopes it is to be the latter. Asks how the Aquarium will be perceived on the part of those who do not use the facility. How will the general public read it? What kind of message does "containment" convey? What is the hidden curriculum?
- Ask how much contact researchers will have with visitors.
  - Proponents stated that there will be a joint endeavor between the University of Washington and SEAS and there will be funding from the National Science Foundation and the Neptune Project.
- Is concerned about the way the waterfront is cut off psychologically from the fabric of downtown and the east side of the street. Considers the Baltimore waterfront as a good example to look at. Encourages the team work with SEATRAN on this.
- As regards the Premier exhibits, considers the salmon show to be contextually based but considers as folly the Rocky Coast exhibit.

**18 Jan 2001 Project: Sand Point/Magnuson Park**

Phase: Briefing

Previous Reviews: 5 November 1998 (Briefing), 9 September 1999 (Briefing), 17 February 2000 (Scope Briefing), 20 July 2000 (Scope Briefing)

Presenter: Eric Gold, DOPAR  
 Diane Hilmo, SandPoint/Magnuson DOPAR  
 C. David Hughbanks, SandPoint/Magnuson DOPAR  
 Attendees: George Deleau, SSCA, DOPAR  
 Kevin Bergsrud, SandPoint/Magnuson DOPAR  
 Mike Usen, EDAW

Time: 1 hour (SDC Ref. # 169 | DC00036)

**Action:**     **The Commission appreciates the team's work in carrying out the modified Jones and Jones Master Plan approved by the Council Resolution, and makes the following comments:**

- urges the City and DOPAR to explore the use of parking fees as a source of park revenue as opposed to charging for the use of various courts and fields and as a means of discouraging SOV use
- recommends that the team avoid compartmentalizing the sports areas from the rest of the Park with landscape buffers
- asks that the drainage system that connects the artificial play surfaces and the wetlands be revealed
- recommends alleviation of heat sinks in the area.

The proponents confirmed that the Blue Ribbon Report remains the ruling guide to the project. The current contentious issues include the siting of the off-leash area, which is awaiting a Supreme Court decision, the location of the Community Gardens, and the myriad issues pertaining to the sports fields. The team has taken the position that the Wetlands will be maintained in spite of demands by various sports pressure groups to increase the number of fields for specific uses.

The Magnuson Park Concept Plan identifies two areas for out door athletics. The Sports Meadow area is designated as an open natural turf area used for soccer, disc-golf, and volleyball. In this area are currently two softball fields and a soccer field. The Sports Fields area west of the Magnuson Wetlands is intended for high-use soccer, baseball and softball fields, competitive running, tennis, and basketball. There are currently \$9M from the Pro Parks Levy earmarked for the design or construction of the project. Total cost estimates will be available by late January 2001.

The team proposed alterations to the original Jones and Jones Plan that include:

- reconfiguring the baseball fields so that players will not be facing south
- including 15 sports-fields with artificial all-weather surfaces
- eliminating the running track
- grouping the indoor and outdoor tennis courts
- creating five smaller parking lots instead of one big lot
- increasing the distance between the children's playground and the soccer fields
- providing additional fields for Little League baseball and soccer
- building 3 restrooms



- landscaping the walkways that connect the Wetlands to other areas
- providing field lighting
- creating the artificial sportsfields with soil removed from the Wetlands subject to environmental impact review with Magnuson Wetlands and the south peninsula park drainage needs

The team outlined the following design program elements for the Sports Meadow:

- creating a sand-based turf surface with subsurface drainage and automatic irrigation
- allowing for non-athletic event use
- limiting use to that allowed by the condition of the natural turf surface and available natural light

The plan for the North Shore Recreation Area for non-motorized boating is a composite of previous schemes and includes the following elements:

- an area for large boats for special events
- an uncovered storage area for non-motorized boats

#### **Key Commissioner Comments and Concerns**

- Asked how the drainage functions for the artificial surfaces.
  - Proponents stated that the drainage relies on sub-grade drains similar to the Queen Anne Bowl and Husky Stadium. There is no chemical treatment; the excavation is about 18 inches; in the center of the field is about 14 inches of mineral aggregate and on the side is about 18 inches of the same; it is covered with a polypropylene mat; this is then infilled with a sand and rubber mix. The system is highly porous and durable. The field has a subtle crown in the center and two drains along the sides.
- Would like to know if there will be handicapped access for viewers.
  - Proponents explained that the park is primarily for people who are playing and not for spectators. Events that will attract spectators can use the facilities at Nathan Hale High School or the University of Washington. However, because of the flatness of the site and the scattering of the parking and restrooms, access is generally not a problem.
- Appreciates that the team has not planned for the maximum amount of parking but thinks that in light of the fact that the park is intended for recreation the users should not be charged for the use of facilities. Instead the park could be supported by parking fees for SOV drivers, which will therefore create incentives for the use of public transportation.
  - Proponents appreciated the suggestion.
- Asks the team find a way to integrate the field drainage system and Wetlands in a visible way.

**APPROVED**  
**MINUTES OF THE MEETING**  
**1 November 2001**

Projects Reviewed

Sand Point/ Magnuson Park  
Arts Plan for Pro Parks Community Center Levy  
Viaduct and Seawall Project

Convened: 8:30am

Adjourned: 3:00pm

Commissioners Present

Donald Royse  
Tom Bykonen  
Ralph Cipriani  
Cary Moon  
Iain M. Robertson  
David Spiker  
Sharon E. Sutton  
Tory Laughlin Taylor

Staff Present

John Rahaim  
Layne Cubell  
Sally MacGregor

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**1 Nov 2001**    Project: **Sand Point/ Magnuson Park**  
                   Phase: Briefing- Several Projects  
   Previous Reviews: 5 November 1998 (Briefing), 9 September 1999 (Briefing), 17 February 2000 (Scope Briefing), 20 July 2000 (Scope Briefing), 18 January 2001 (Briefing)  
   Presenters: Kevin Bergsrud, Seattle Parks Department  
                   Linnea Ferrel, Berger Partnership  
                   Eric Friedli, Seattle Parks Department  
                   Jeff Girvin, Berger Partnership  
                   Eric Gold, Seattle Parks Department  
                   Diane Hilmo, Seattle Parks Department  
                   C. David Hughbanks, Seattle Parks Department  
   Attendees: George Deleau  
                   Carolyn Law, Seattle Parks Department/ Seattle Arts Commission  
                   Guy Michaelsen, Berger Partnership  
                   Skip Norton, Seattle Sports A.C.

Time: 1.25 hours      (SDC Ref. # 169 | DC00036)

**Action:**    **The Commission appreciates the update on Sand Point/ Magnuson Park (SPMP) and the thorough presentations by the numerous consultants. The Commission would like to make the following comments and recommendations.**

- **The Commission encourages the team to integrate the park's many functions into a coherent system and hopes that this integration unites human-made and natural features of the park;**
- **encourages the Parks Department to establish a balance between the different uses throughout the site;**
- **commends the team for addressing the political challenges of this major redevelopment effort and for taking into account the concerns of many groups and communities;**
- **hopes that each of these previous concerns become guiding principles throughout the redevelopment of SPMP;**
- **hopes that small architectural elements throughout the park, such as the gatehouse, can be used to enforce park-wide patterns and geometries;**
- **encourages the team to improve the connections between discreet projects, and believes that improved funding mechanisms would improve the opportunity for cohesiveness;**
- **supports the wetlands and athletic fields' design and recommends that the team retains strong planning geometries and organizations; and**
- **where appropriate, encourages the SPMP team to recognize the historical context of the site.**

Sand Point/ Magnuson Park (SPMP) is a 320-acre park that partially utilizes existing buildings to create a campus of multiple uses; many projects are proceeding. Future development and improvements are based on various funding sources and opportunities. In 1999, City Council approved the SPMP concept design, and the Parks Department was also required to develop an implementation plan, complemented by public participation and communication plan. Through the public communication plan, the Parks

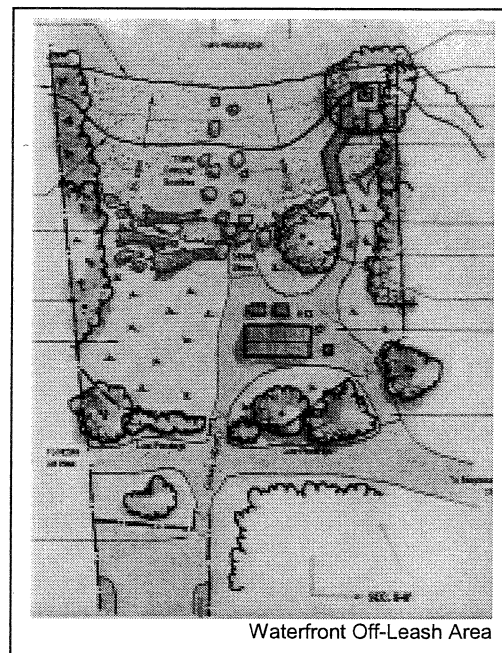
Department has established advisory committees to address certain projects and issues. The Sand Point Community Communication Committee (SPCCC), a group of thirty-five that represents many project advisory committees and other stakeholders, meets monthly to review the overall development of SPMP and to work with the community.

The Parks Department team presented a general update and overview of development activities, and consultant teams for specific projects presented updates on designs for future park amenities.

- The concept design for the community garden calls for an approximately four-acre community garden to be created just east of the Community Activity Center and just north of the Junior League of Seattle Playground. The design includes a tranquil garden, a children's garden, native plant propagation beds, demonstration areas for street trees and composting, spots for approximately 100 P-Patch plots, open gathering places, trails, and a connection to the Community Activity Center building. Parks Department hopes to begin construction of the community gardens and the Community Activity Center in early 2002.
- At the Lake Washington shoreline, there is an 80,000 square foot hanger, which previously housed the Navy recreational boat facility; it is used by the Parks Department for special events.
- The NOAA access road divides the North Shore Recreation area from the rest of the site. The Parks Department team has identified the need for connections across this street.
- Many large warehouse buildings house other types of recreation activities. These may be developed as an arts community center.
- University of Washington owns additional buildings on site, and UW hopes to develop these warehouses with active, educational programs. Additional UW buildings may be developed to house a Montessori school, public health programs, and studio apartments.
- There is a recreation center; renovations will be funded by the Community Center Levy.
- The SPMP site also incorporates transitional homeless housing, through the renovation of six existing buildings.
- The docks and the piers at the motorboat launch area will be restored with Major Maintenance Funds.
- The Radford Court development, housing for UW students, is at the south of SPMP.
- The tennis center is a new complex north of the Navy recreation building. There are six indoor courts and eight exterior courts. Four of the exterior courts could become interior courts during the winter, with an air-supported structure.

#### Off-Leash Area (OLA)

The concept design for the OLA consolidates large areas, so it is not only a long, narrow walk. There is a large open meadow that connects to the north end of the shoreline. The design will be completed in two phases, as the shoreline OLA will require environmental analysis. The design of the upland portion of the OLA has been completed, and construction should be completed by the



end of the year. The design addresses the need to protect the water quality and retain the durability of the existing landscape. There is an existing weeping willow that will be retained. There is a steep slope, and the design addresses the need to prevent erosion through the incorporation of natural vegetation, such as blackberry roots. Twigs would also be embedded into the bank. The design balances usable space and sustainable space. Natural vegetation and boulders would be placed near the water's edge; this feature would slow down dogs as they race to the water. There would be two gates at each of the entries to the OLA, linking to other areas of the park. The shoreline OLA would also incorporate an observation deck, providing ADA accessibility to the water's edge. This design is subject to local, state, and federal regulation, and the permitting process may take some time.

#### North Shore Recreation Area

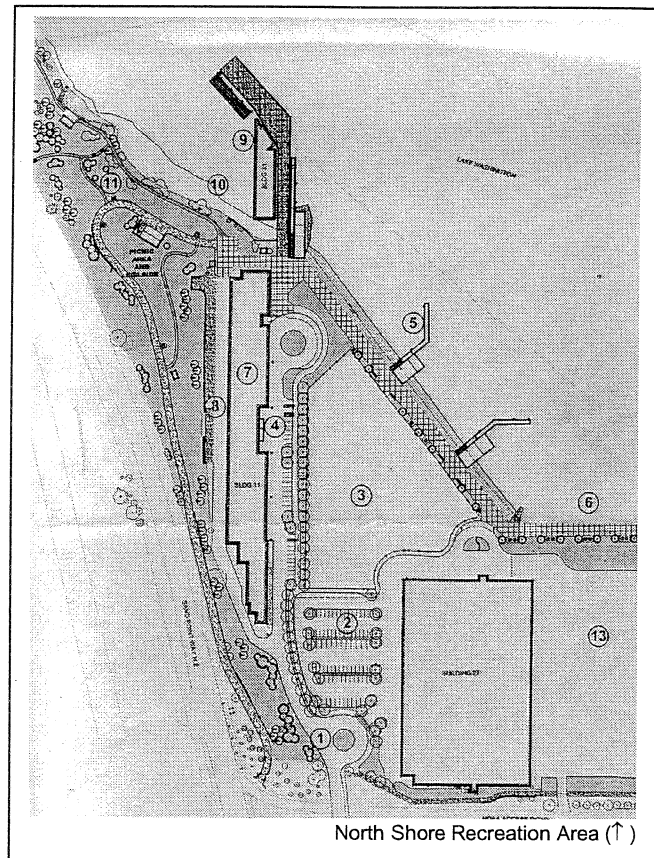
This area will be a center for small, non-motorized boats. To address the needs of a variety of non-motorized boat users, Parks Department worked with several boating groups. The design must respond to local, state, and federal permitting requirements. There will be three docks. The sheltered picnic area will be connected by paths to Sand Point Way and a spur from the Burke-Gilman Trail. This area will also contain a fenced area for boats, an outdoor area for special events, and a staging area. Because the Parks Department has proposed additional fill in front of the existing bulkhead, to develop as a natural habitat, this development is not considered a takings from endangered species; this would be considered a no gain/ no loss development. A significant area of this site is paved; the soil beneath this pavement is contaminated. Due to budget constraints, this pavement will not be removed.

#### Building 47

The old Navy recreation center contains a 750-seat theater, a gym, a five-lane pool, recreational facilities, and other meeting rooms. Using Community Center Levy funds, Parks Department will make structural seismic improvements, ADA accessibility improvements, and renovations within the theater. The Parks Department also plans to build additional restrooms and meeting rooms. The building will return to its original state, and the Parks Department hopes to identify funding sources to renovate the pool. The Parks Department has hosted some activities in this theater, and feels that this building will serve as a significant community asset.

#### SPMP Vegetation Management Plan (VMP)

*"This plan is intended to guide management of Park vegetation based on its current condition and configuration. Prescriptions for future landscape improvements are to be folded into this plan as they are completed."* The Parks Department will develop a design guidelines manual, in order to inform the various public groups of landscape maintenance and improvement. The Parks Department defined the VMP goals:



- *Maintain, preserve, and restore the historical integrity of the park.*
- *Regenerate the natural habitats of the park.*
- *Promote stewardship and sustainability of the vegetation within the park.*
- *Provide for active and passive recreation opportunities within the park.*
- *Integrate the diversity of landscapes and uses within the park.*

*“In order to direct and clarify vegetation management activities, the Park was first divided into ten Landscape zones, and distinct Management Areas within each zone. Delineation was based on vegetation types, patterns of use, and geographic distinctions within the Park. The guidelines for plan implementation provide recommendations divided between Ongoing Maintenance, Specific Projects (which go beyond routine maintenance), and management of Formal Landscapes. Maintenance and project priorities are given, with guidance concerning whom to appropriately involve in which vegetation management activities.”* The Parks Department has identified three major issues to address; these views represent the diverse and passionate interests of SPMP’s local and regional constituencies.

- *Views- The VMP focuses on meeting goals and objective for the park landscape consistent with adopted policies, without specific accommodation for this concern. View preservation internal to the SPMP is addressed in the VMP.*
- *Habitat- Habitat improvement is a key goal of this plan, and the VMP acknowledges conflicting perspectives concerning habitat, and offers recommendations to ensure balance. Passive recreational use areas will be retained, not converted to habitat plantings.*
- *Historic Preservation- The VMP follows legal dictates of the SPMP Historic Properties Re-use and Protection (HPRP) Plan and its deed covenant, that all contributing historic landscape features be preserved and maintained, including most Deodar cedars within the district. A higher level of attention to the Park’s historic plantings is recommended.*

#### Wetlands and Athletic Fields

The main automobile entrances to this area of the park are at 74<sup>th</sup> Street and 65<sup>th</sup> Street. The wetlands project and athletic fields have become an integral project. The design team is trying to inter-relate the two as much as possible, and the athletic fields and their respective parking lots will supply water directly for use in the wetlands. The athletic fields site would be leveled through cut and fill; natural materials would not be removed from the site. The edge between the athletic fields and the wetlands would be blurred. Parking for 850 cars would be dispersed throughout four new lots. The design team has examined the potential for reinforced green paving, which would drain to swales, and the water would be transmitted throughout the site. The water runoff from the athletic fields would also be captured through swales and used in the wetlands. Water used for the wetland would be treated. The design also incorporates a new pedestrian link between 70<sup>th</sup> Street to the athletic fields. The path will allow people to walk through the athletic fields to the wetlands and other areas of the park.

An unprogrammed open grass meadow would also be incorporated into the athletic fields. The athletic field surface would be synthetic, and there would be soccer, rugby, baseball, and women’s fast pitch fields. These fields may be illuminated, and the design team is working with the community to address their concerns about lighted fields. There would be three restrooms and other storage areas.

The design team conducted workshops to first develop the vision for the design of the wetlands, and then identified the physical form linked to that vision. Water is the primary habitat for this system. The water from the synthetic fields and the parking surfaces would be separated into different channels, to ensure that the water is treated properly. The marsh meadow is to the west, and there would be shallow pools that would overflow into the main core of the wetlands. The pools would transition in character between geometric forms to more organic forms to the east. As the water table increases, the pools would become deeper. The wetlands would become a lagoon to Lake Washington, and there would be fingers extending

into the lake, with niches for habitat. The northern wetland area will be a seasonal wetland area; this area will incorporate runoff from the northern area of the site. The design also incorporates an upland area, which is important for animal habitat. The design retains existing wetland systems, as undeveloped as they are. For example, the natural topography creates a wet meadow that recognizes the history and previous uses of the site; the swath is a remnant of a man-made structure, the site of the previous tarmac.

#### **Key Commissioner Comments and Concerns**

- Would like to know if budget concerns are driving the decision to retain the paved area in the North Shore Recreation Area. Would like to know if there are other alternatives to address these environmental concerns.
  - Proponents stated that they are also concerned that, upon removal of the pavement, water permeation would cause contamination of the runoff. Further stated that the contamination levels are above the state level limits. The removal of this contaminated soil could cost millions of dollars. Further stated that, programmatically, this paved surface is preferable as well, to provide storage space and a hard surface around the warehouse storage space. If the paved surface were removed, the removal of the adjacent warehouse storage space would be required as well.
- Believes that there should be a strong connection between the Burke-Gilman Trail and the athletic fields and wetlands area.
  - Proponents stated that there would be a strong visual connection between the trail and the entrance at 65<sup>th</sup> Street. There will also be a light at 70<sup>th</sup> Street, to provide a safe access point. Further stated that other design solutions may be proposed to slow traffic down.
- Commends the team for the design of the athletic fields and wetlands area, and appreciates the intent to integrate the fields with the natural habitat. Hopes that visitors are aware that the wetland is man-made. Believes that biology should be used to address the problems of the site. Applauds the team for the intent to experience the landscape, rather than simply understanding it scientifically.
- Urges the Parks Department to address the development of SPMP as a single site. Hopes that competing community concerns and funding do not hamper project development. Believes that, while there are discreet projects, there are design concerns that should be addressed in each project. These design concerns should be separated into layers, and these layers should be presented every time a new project is presented, so that all may understand how these layers are addressed in every project.
  - Proponents recognized the political challenges of this major redevelopment effort, and stated that there is a small, compact staff working on this project. Further stated that the Parks Department has addressed many community concerns. The team feels that the landscape will hold all of the various components together.
- Encourages the Parks Department to develop guiding design principles that can be used by all future consultants.
- Recognized that there was a previous concern that the wetlands and athletic fields would be separated from the park. Believes that this design is very successful, and supports any design decision that would further integrate these uses and connect these uses to the park. Believes that other new components and areas should be further integrated into the park.

- Recognizes that currently, many people consider formal geometries inappropriate for landscape design. Supports the wetlands and athletic fields' design and recommends that the team retains strong planning geometries and organizations.
- Would like to know if this site could be further used as an environmental education site. Would like to know if an educational information display could be integrated into the art program.
  - Proponents agreed that this is a viable suggestion, and hopes that people could be informed, but without the basic and simple solution of installing signage. The information and display pieces could be integrated into the structure or viewpoints. Proponents further stated that there could be informational nodes in which to linger, or spaces for formalized education. Parks Department further stated that this is also a guiding principle for the design team as well as the full SPMP staff. The park should be an environmental showplace for the region, and there should be as many types of systems as possible, for informational comparison.
- Believes that the richness in ecological diversity comes on its own. Recognizes that the systems will succeed or fail, based on the vegetation management. Recognizes that many exciting experiences are created by the different types of plants, and hopes that the team is not slavish in stating that all of the materials should be native. Recognizes the some products, such as the poplar, are not geographically native, and these should be retained as well.



February 28, 2002

**Sand Point Magnuson Park Draft EIS review**

Jenna Smith, Seattle Public Utilities, Resource Conservation 684-5955

Nota Lucas, Seattle Public Utilities, Resource Conservation, 684-5855

Thank you for the opportunity to review the Sand Point Magnuson Park Draft EIS. We have included a variety of comments below. We are concerned that the landscape plans do not appear to highlight resource efficiency issues. We understand that DPR landscape staff, including Phil Renfrow, are well-informed about many resource efficiency issues and wonder whether their input has been solicited.

Several examples include:

- Sand-based athletic field - Is the recommendation for using only 5 to 7% organic material mixed with up to 95% sand, in total, consistent with current recommendations from WSU agronomists?
- Irrigation system design and landscape – little information is provided about the plans for the irrigation system for the natural sports fields and no information is provided for the other landscaped areas. Would the irrigation systems be designed by a certified irrigation designer, have as-builts, have flow sensors and be connected to a controller that regulates irrigation according to weather?
- The DEIS does not seem to address planting plans for the other landscaped areas. Will there be any other landscaping at Sand Point Park?
- The DEIS does not address water consumption for landscaping or any other uses.

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PD4

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WTR1

The following is a brief review of sections from the EIS. All comments can be applied to all alternatives and mainly focus on irrigation issues. Since an efficient irrigation system includes more than just hardware, some comments about soil and plants are included. In general there is not a lot of attention paid to the irrigation system. Since there are environmental, social and economical impacts associated with irrigation and landscapes a better description should be made in the proposal.

**Items of the Proposed Action that can be associated with irrigation. Page i**

- Construct new facilities to provide 11 athletic fields with all-weather, synthetic surfaces and lights, to accommodate soccer (5 fields), baseball adult slow-pitch softball (2 fields), youth baseball/fast-pitch softball (3 fields), and rugby (1 field).
- Install subsurface drainage facilities from the athletic fields and develop drainage corridors to provide surface conveyance of storm water from the west, north and east perimeters of the project site. Stormwater would be routed through bioswales and vegetated water quality treatment wetlands prior to passing into habitat wetlands.
- Integrate new water supply, irrigation, electric power and lighting utility structures into the existing Park utility systems, and relocate some existing utility lines

**1.5.2 Mitigation Measures. Page 1-10**

**Earth and Water:** A description of the landscaping impacts could be included as well as those that relate to water use

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GEO2

**Energy and Natural Resources:** No mention of water use. This section does not adequately address the impacts of water consumption for irrigation, bathrooms, food facilities, and pools.

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WTR1**2.2.2 Sports Fields, Page 2-11**

No mention of efficient irrigation, high DUs or certified irrigation designers. A decision was made to have both artificial and natural sports fields. How was that decision made? Were life cycle costs calculated?

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PD5**2.2.4 Drainage System. Page 2-15**

The water that drains from the artificial fields will not be pre-treated before it reaches the wetlands because of the filtration aspect of the field foundation. Will chemicals be used to clean the fields and if so, will this water need to be pre-treated?

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WTR2**2.2.10 Other Utilities. Page 2-35**

Deduct meters and flow sensors should be installed for the irrigation.

10  
WTR1**2.2.13 Operations and Maintenance**

This section does not address how operations and maintenance will promote water quality, waste reduction and water conservation.

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WTR3

Are the synthetic-turf fields every cleaned with liquid cleaners?

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WTR2**3.1 Water. Page 3-7**

Are there water reuse opportunities?

13  
WTR3**3.2 Plants/Wetlands. Page 3-13****Soils**

Disturbed soil should be properly amended.

14  
WET6**3.5 Energy and Natural Resources. Page 3-52**

This section does not address water consumption. The proposed alternatives will probably increase water use with the new landscaping and domestic facilities. There should be an estimate of consumption and costs included.

15  
ENR1**3.13 Public Services and Utilities. Page 3-160****3.13.2.4 Water Supply System**

Special attention should be paid to increased water use due to irrigation

16  
WTR1

**Eric Friedli - Re: Sand Point Magnuson Park DEIS**

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**From:** Benita Staadecker  
**To:** Bergsrud, Kevin; Hartwig, Steve; Kemper, Brian; Lagerwey, Pete; Meredith, Rich; Willhelm, Gerry  
**Date:** 2/28/2002 8:41 AM  
**Subject:** Re: Sand Point Magnuson Park DEIS  
**CC:** Nielsen, Kristen

---

Kevin: Steve Hartwig asked me to get comments to you on Sand Point. You have already received comments from Rich Meredith. The only other comments I have received are from Gerry Willhelm (he gave them to me over the phone) and they are as follows:

There are two critical intersections that should also be included:

35th N.E. and N.E. 65th -and- N.E. 95th and Sand Point Way, altho these two would probably require no further mitigation.

Lack of pedestrian walkways on N.E. 65th east of Sand Point Way within the Park. Should address pedestrian access along that roadway into the Park.

Thanks. Benita

>>> Kevin Bergsrud 02/20/02 02:57PM >>>

Please find below a weblink to the online version of the Sand Point Magnuson Park Drainage, Wetland/Habitat Complex and Sports Fields and Courts Project, Draft Environmental Impact Statement.

<http://www.ci.seattle.wa.us/parks/parkspaces/spmagnusonbuild.htm>

This 160-acre project covers the central portion of Sand Point Magnuson Park and proposes street improvements for NE 65th Street and several parks roads, and pedestrian improvements along NE 65th Street. The end of the comment period is February 28th.

If you would like a paper document please contact me, and I'll send one through interoffice mail.

Sincerely,

Kevin Bergsrud  
Planning and Development Specialist  
Seattle Parks and Recreation  
Sand Point Magnuson Park Division  
Voice: 206-684-5831  
Fax: 206-684-4997

Website: <http://www.cityofseattle.net/parks/parkspaces/spmagnuson.htm>

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TRAN2

2/4/02

2:05 PM

ERIC FRIEDLI

Stephen Martin  
Army Corps of Engg

764-3631

Reviewed DEIS.

WILL NOT HAVE COMMENTS

"Very good draft document"

will review project at 404 stage

1  
SEPA4

2  
SEPA13



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 10


1200 Sixth Avenue  
Seattle, Washington 98101

FEB - 1 2002

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P1

Reply To  
Attn Of: ECO-083

Eric Friedli  
Planning and Operations Director  
Sand Point Park  
7400 Sand Point Way NE  
Seattle WA 98115

  
Dear Mr. Friedli:

Thank you for the opportunity to comment on the Draft Environmental Impact Assessment (DEIS) for Sand Point Magnuson Park drainage, wetland/habitat and sports fields/courts projects. In reviewing the DEIS, I have limited my comments primarily to the wetland complex. I support the creation of the wetland complex, and believe that the park improvements will provide a valuable addition to the remaining and fast-disappearing aquatic habitat adjacent to Lake Washington.

In general, I feel the wetland area design is very well thought out. Features I particularly like include the creation of a variety of habitats, mitigation for incoming runoff water quality, connection of wetlands to upland habitats, mitigation for flashy hydrology and changes in the marshy pool complex hydroperiod, extensive sinuous edges for increased habitat, and a naturalized connection to the lake.

However, I do have a few other comments for your consideration:

- The new wetland complex is expected to increase the total amount of wetland on the site by nearly 6.5 acres over existing wetland area (pg 3-20), while somewhat over 9 acres of existing wet meadow will be filled during construction. Mitigation wetlands are generally required to be larger than the areas filled, because of the uncertainty of mitigation success and the lag time needed for new wetlands to develop appropriate replacement functions. Because the wetlands to be filled are relatively low quality, a good case can probably be made that the newly created wetland ponds are superior in function to the existing wetland, and therefore will serve as much or all of mitigation. But this determination must be made by the Corps and a permit must be issued prior to any wetland filling. The permit process is currently quite backed up and there can be substantial delays of months, or even years in some cases. Since wetland-impacting activity is currently scheduled for spring 2003, the earlier you start the permitting process with the Corps, the better.
- If the central reserve habitat area, marsh ponds, and other ponds of the wetland complex are to function well as wildlife habitat, human access must be minimized. As proposed, the trail does a good job of allowing some educational access, while skirting much of the area and keeping human impact to a minimum. But it is unclear what will be done and where, to ensure that people remain on the trails. The area by the natural turf fields seems particularly vulnerable to off-trail access. The only separation between the natural turf sports fields and the Central Habitat Reserve Area appears to be a path, and the distinction between the two areas may not be obvious, particularly to children. To restrain entrance to the habitat area, something more than a path may be needed to definitively mark the transition. Signs, a low rail along the wetland side of the trail, and possibly a hedge or other plant barriers would help to assure the habitat area is minimally impacted by human activity in the sports fields.
- Lighting of 11 ball fields (banks of 1000 watt lighting on eighty 65-85 foot high poles), and parking lots (73 poles) and walkways (17 poles) is going to create a great deal of nighttime light and glare as well as generate more nighttime access to the area. If the lights are programmed to minimize light duration and intensity, and allow

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individual courts to be shut off when not in use, this will not only make the wetland residents happier, but it will also reduce power bills and probably make people around the park happier as well.

A commendable effort is being made to reduce the amount of spill light and glare by using “the latest technology in shielding”, and this should help reduce the affect of lighting on some of the nearby residents, but introducing light levels and lighting patterns different from those expected in nature can have a very disruptive affect on animals in the wetlands. Breeding and feeding patterns, degree of predation, and other animal activity are all affected by light levels, whether the animals are active during the day or whether they are nocturnal. The DEIS indicates little direct glare will be evident to viewers above 125' elevation, but the wetlands appear to be lower than 125', and also lie adjacent to Fields 6, 9, 10, 13, and 15, so I question whether “a dim level of artificial light for a few hours of time on a regular basis for a small sliver of the proposed wetland area” really accurately portrays the amount of light and nighttime disruption these areas will receive. The whole question of light impact on the wetlands seems to have been almost unevaluated, and should be more thoroughly explored.

Courts bordering the wetlands will probably have the greatest impact potential. Providing NO lighting for courts 9, 10, and 13 would insure reduced light levels, as well as reduced nighttime human noise and activity in the wetland vicinity. Perhaps lighting of these areas should be postponed until impact of the light from the other areas, and actual demand for use of these fields during nighttime, can be assessed. Strategically placed plantings would also help shield the ponds from excess light.

- Page 2-41 states that a broad spectrum herbicide will be used in operation and maintenance of the natural turf fields. Herbicides of any kind are likely to be picked up in stormwater and moved to the wetland or lake, where they may impact aquatic animals and vegetation. Broad spectrum herbicides are particularly damaging, because they are developed to kill a wide variety of plants. Since the fields are to be mowed once a week, use of herbicide should be reconsidered; is there really a need for it at all? Most weeds will be killed or kept in check with such an aggressive mowing schedule, and having a bit of clover or crabgrass in a sports field wouldn't seem to impair effective functioning. These are sports fields after all, not golf courses.

- There is no mention of stormwater quality monitoring, but 18 acres of impervious surface will generate a large quantity of stormwater, which is known to carry a variety of toxic materials including oil and grease, fertilizers and pesticides, and *E. coli* bacteria. Since stormwater will be routed to the wetland complex, although it will pass through bioswales and other structures, installation of oil-water separators might be advisable due to the large number of parking spots.

There also seems to be a numbers conflict: page 2-9 indicates total impervious surface (buildings, roads, hard paths and parking) of 18.8 acres, a reduction of 6.5 acres from existing surface. Page 2-9 indicates 17.5 and 7.8 acres respectively.

- Periodic water quality monitoring should be included in the park operations and maintenance plan, at least for awhile, to ascertain water quality entering the wetlands, so that additional measures can be taken to improve quality if needed.

- The natural turf fields are proposed to be seeded with a perennial rye / Kentucky blue grass mix because this has “provided the best performance for natural turf athletic fields in the Puget Sound region”. Washington State University normally recommends a fescue/perennial rye mixture for lawns in western Washington climate because Kentucky blue grass does not do as well in the Western Washington climate. Lawns are not sports fields, but blue grass would respond to climate equally in both locations, so perhaps this might be worth a second check.

- Placing structures such as boulder and brush piles, snags, and large woody debris in the wetland complex would greatly increase the variety of habitat and would be attractive to a variety of organisms including amphibians, small mammals and perching birds such as raptors. I only saw a one-sentence mention of these structures, and it was in the mitigation section; there was nothing in the proposal description (Section 2.2). There was a statement that to avoid creating habitat for salmon fry predators, there will be no large boulders or large woody debris in the lagoon, that

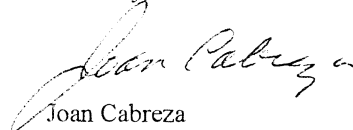
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WTR57  
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PD49  
PD6

seems to suggest these structures would be placed elsewhere, but the text doesn't say so. A brief description of the structures to be added should be incorporated into the proposal section.

- The ponds in the north, central and southern marsh areas as shown in some drawings (e.g., L-1.05) appear to have a variety of slightly different appearances (double lines, shaded lines, a single line etc.), but it isn't clear if the differences really mean anything. If there are differences among these pond types, I didn't see this shown on any of the map sheet legends, and having that described in the legend would be helpful. But the main thought that comes to mind is: are all of these ponds really going to be as regular in size and shape as they appear in the diagram? And if so, is that really necessary? Since they take up so much area (5.6 acres), it would be much more aesthetically pleasing if this area looked more natural, rather than like a bunch of square stormwater ponding basins strung end-to-end (even if that is their function). Couldn't the edges could vary in shape, maybe even vary in size, and yet still function in the same way?

Thank you for the opportunity to comment on this DEIS. This is an exciting opportunity to create much-needed habitat and educate local park users on the benefits of wetlands. If you have any questions on these comments, please feel free to contact me by phone at (206) 553-7369 or by e-mail at [cabreza.joan@epa.gov](mailto:cabreza.joan@epa.gov).

Sincerely,



Joan Cabreza  
Environmental Scientist

*EniF*



SEATTLE PARKS & RECREATION  
SUPERINTENDENT

A8

MAR - 1 2002

STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

P.O. Box 47600 • Olympia, Washington 98504-7600  
(360) 407-6000 • TDD Only (Hearing Impaired) (360) 407-6006

February 26, 2002

Mr. Ken Bounds  
City of Seattle  
Dept of Parks and Recreation  
100 Dexter Ave N  
Seattle, WA 98109

Dear Mr. Bounds:

Thank you for the opportunity to comment on the draft environmental impact statement (EIS) for the Sand Point Magnuson Park, Drainage, Wetland/Habitat Complex and Sports Fields/Courts Project. We have reviewed the draft EIS and have the following comments.

The proposal is located on the site of the former Naval Commissary and involves removal of facilities in this area. There is expected soil contamination beneath this area which according to folklore may include buried vehicles, furniture, and garbage, as well as known contamination from the gas station west of the Commissary. The restrictive covenant on the property will require soil and groundwater sampling and testing under buildings removed for future development, with remediation if contamination is above cleanup levels. Areas beneath the existing parking area would also be appropriate for testing.

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GEO1

If you have any questions, please contact Ms. Judy Aitken with our Toxics Cleanup Program at (425) 649-7135.

Sincerely,

*Rebecca J. Inman*

Rebecca J. Inman  
Environmental Coordination Section

EIS #020208

cc: Judy Aitken, NWRO  
NWRO SEPA Files





*Encl 1*



A9

STATE OF WASHINGTON

OFFICE OF COMMUNITY DEVELOPMENT  
Office of Archaeology and Historic Preservation

1063 S. Capitol Way, Suite 106 - Olympia, Washington 98501  
(Mailing Address) PO Box 48343 • Olympia, Washington 98504-8343  
(360) 586-3065 Fax Number (360) 586-3067

SEATTLE PARKS & RECREATION  
SUPERINTENDENT

February 19, 2002

FEB 22 2002

Mr. Ken Bounds, Superintendent  
City of Seattle  
Department of Parks and Recreation  
100 Dexter Avenue North  
Seattle, Washington 98109

In future correspondence, please refer to:

Log: 021902-22-KI

Re: Review Comments, Sand Point Magnuson Park,  
Drainage, Wetland/Habitat Complex and Sports  
Fields/Courts Project, Draft Environmental Impact  
Statement

Dear Mr. Bounds:

The Washington State Office of Archaeology and Historic Preservation (OAHP) is in receipt of the Draft Environmental Impact Statement (DEIS) regarding the above referenced action. From your letter, I understand that the City of Seattle Department of Parks and Recreation proposes various actions at Sand Point Magnuson Park for recreation and environmental enhancements.

In response, I have reviewed the DEIS regarding impacts of this proposal on historic and archaeological resources. As a result of this review, I generally concur with the comments and narrative in section 3.11 on Historic and Cultural Preservation. Of particular note is the need for the Department to conduct "Level C Review" since the proposal includes demolition of the Hobby Shop (Building 15) to "enhance the NE 65<sup>th</sup> Street entrance's visual appeal and to provide separated access routes for vehicles, bicycles and pedestrians." Although the 1994 HARP Plan lists Building 15 as a Category II resource, the building nevertheless plays an important visual role in anchoring the southern boundary of the Sand Point Historic District and serves as a reference point for drivers on Sand Point Way. Although the Historic District would likely remain National Register eligible following removal of Building 15, there clearly would be adverse effects to the overall character of the District. Therefore and regardless of what is called for in the 1993 Sand Point Reuse Plan, consultation with the State Historic Preservation Officer (SHPO) on this proposal must identify and consider alternatives to demolition. In addition, mitigation measures identified in sec. 3.11.6 should be considered as examples of mitigation; other measures should be identified during consultation with SHPO.

Thank you for the opportunity to review and comment on this action. Should you have any questions, please feel free to contact me at 360-586-3073 or [gregg@cted.wa.gov](mailto:gregg@cted.wa.gov).

Sincerely,

Gregory Griffith  
Deputy State Historic Preservation Officer

GAG

Cc: Karen Gordon

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CUL1